

Montana Legislature Health and Human Services Committee

Representative Teresa Henry, Chair
Senator Dave Lewis, Vice-Chair
Senator John Esp
Representative Penny Morgan
Representative Carolyn Pease-Lopez
Representative Don Roberts
Senator Trudi Schmidt
Senator Dave Wanzenreid

Request for Funding

SUBMITTED FOR

Hi-Line Retirement Center
Renovation and Expansion Project

March 12, 2009

Project Contact

Ward VanWichen
Hi-Line Retirement Center
P.O. Box 770
Malta, Montana 59538-0770
Phone: (406) 654-1190 ext. 5116
Fax: (406) 654-2876
Email: wardvw_pchospital@yahoo.com

EXHIBIT 17
DATE 3/12/09
HB 645

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Brief Description of Project (250 characters)

The project will construct an assisted living unit, kitchen facilities, expand the dining and activities area, and install new HVAC and Nurse Call systems. The estimated cost of this project, which will serve 72 long-term care, assisted living, and independent living residents, is \$5,073,076.

Purpose of Project

The purpose of this project is to address deficiencies identified by Mike Glassing, of JGA Architects, identified deficiencies in the HLRC's heating, ventilation, and air conditioning (HVAC) systems and the Nurse Call System (NCS).

According to Glassing, the HVAC system does not comply with current International Building Code (IBC) standards or American Institute of Architects (AIA) guidelines for healthcare design. The topic of indoor air quality has become more prevalent due to greater awareness of health problems caused by mold and triggers to asthma and allergies. According to the National Safety Council, Americans spend about 90% of their time indoors. Thus, poor indoor air quality can have a significant impact on people's lives, especially those who are most vulnerable.

Temperature Control

The effects of poor temperature control can lead to added physical stress for the residents. Maintaining appropriate temperatures during the hot summer months is essential for resident comfort, health, and well-being.

Accommodating the different temperature comfort needs for elderly residents is fundamental to maintaining their quality of life. Loss of appetite, less desire for activities, and added physical stress can be a result of this lack of environmental control.

Nurse Call System (NCS)

The NCS represents a safety and health risk to the residents of the HLRC because it limits the ability of staff to respond appropriately to a particular patient. In the HLRC, there are two residents in each room of the nursing home. The current NCS does not comply with National Fire Protection Association (NFPA) guidelines because it does not identify the patient who is making a call for assistance. It only identifies the room from which a call originates. This project will allow HLRC to install a system that would allow HLRC staff to recognize immediately which patient is calling for help and respond appropriately. If, for example, the patient is diabetic or a fall risk, they could anticipate what they may encounter and how best to respond to the situation.

Kitchen Upgrades

A recent kitchen assessment by the facilities contract Dietician from Frances Mahon Hospital in Glasgow, affirmed what had already been stated in the PAR report.

The Dietician noted that:

The space in the kitchen is very limited. Dry storage, refrigerator, and freezer space all need to be expanded to properly and safely store foods. Storage space for equipment, utensils, cutlery,

and cookware is also insufficient. Cabinets and drawers that are available for storage are inadequate and are frequently in need of repair. Work Space is limited with minimal area for food prep. Too much equipment for too small a space has compromised the workflow of the kitchen. Ideally, this kitchen needs to be expanded, or at least redesigned and remodeled for improved storage and better use of the available space.

As noted in the PAR, remodeling and expanding the present kitchen would be very difficult, if not an improbable proposition, while maintaining current food service functions. The solution of the new kitchen addition, as proposed, would not only be nearly as cost effective as remodeling, it would also allow for uninterrupted dietary services and provide for needed additional dining and activities space.

The project is a valuable use of taxpayer funds because it will enable a critical community facility to comply with current codes while maintaining its ability to affordably serve its residents and their families.

Full Description of the Project

The project's scope of work includes the following activities:

Construct a new energy efficient, multi-zone HVAC system that brings the HLRC into compliance with current codes and standards while reducing energy consumption.

Provide area zone temperature control that improves individual room and zone control throughout the facility.

Install an addressable nurse call system that complies with current codes and standards for nursing home facilities.

Allow HLRC to vacate current kitchen space and remodel it for expanded dining and activities that will provide enhanced resident care and improved quality of life.

Construct a larger kitchen with updated equipment and more space for food service and storage. Thereby, allowing HLRC staff to improve dietary services while creating a more efficient workspace.

The scope of work also includes the construction of a new 12-bed assisted living unit and the renovation and expansion of long-term care and independent living apartments. The project would increase the number of long-term care beds from 48 to 56, expand available assisted living units from eight to 12 and increase the number of HLRC's independent, senior apartments from six to 10. This project would allow HLRC to address a community need by adding additional space and it would increase annual revenue by \$356,997, based on current rates.

Project Budget

Administrative and legal	\$	32,750.00
Architectural & Engineering	\$	399,600.00
Project Inspection	\$	110,000.00
Site Work	\$	296,000.00
Demolition and Removal	\$	71,000.00
Construction	\$	2,336,000.00
Equipment*	\$	924,000.00
Miscellaneous	\$	178,326.00
Subtotal	\$	4,347,676.00
Contingencies	\$	725,400.00
TOTAL PROJECT COSTS	\$	5,073,076.00
Program Income	\$	-
TOTAL PROJECT COSTS	\$	5,073,076.00
Montana Department of Commerce (CDBG)**	\$	450,000.00
USDA Rural Development	\$	4,068,326.00
Appropriation Request*	\$	500,000.00
Hi Line Retirement Center (Local Funds)***	\$	54,750.00
Total Funding	\$	5,073,076.00

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Hi Line Retirement Center Proposed Improvements Schedule

